

## RECORD OF RESOLUTIONS

Resolution No. 32-2024

Passed: November 12, 2024

### **A RESOLUTION ADOPTING AN URBAN REDEVELOPMENT PLAN.**

**WHEREAS**, pursuant to a certain Development Services Agreement between the City of West Carrollton, Ohio (the "City") and Woodard Development, LLC, an Ohio limited liability company ("Woodard") and Dillin, LLC, an Ohio limited liability company ("Dillin"; Woodard and Dillin, collectively, and jointly and severally the "Developer") dated June 30, 2022 (the "Development Services Agreement"), the City and the Developer agreed to certain redevelopment requirements pertaining to various parcels of real property located in the City, including the real property described and depicted in Exhibit A hereto (the "Property"); and

**WHEREAS**, the City executed the Development Services Agreement in order to (i) create or preserve jobs and improve the economic welfare of the people of the City, consistent with Section 13 of Article VIII of the Ohio Constitution, and (ii) enhance the availability of adequate housing in the state and to improve the economic and general welfare of the people of the state, consistent with Section 16 of Article VIII of the Ohio Constitution; and

**WHEREAS**, pursuant to the Development Service Agreement, the Developer has presented the City with a Master Plan for the redevelopment of real property located in the City, including the Property (the "River District Redevelopment Plan"), a copy of which is attached hereto as Exhibit B; and

**WHEREAS**, the Council of the City (this "Council") has previously expressed its intention to formally adopt the River District Redevelopment Plan in Resolution No. 21-2023, adopted by this Council on April 11, 2023; and

**WHEREAS**, the City has determined that it is in the best interest of the City to formally adopt the River District Redevelopment Plan as the City's urban redevelopment plan for the Property; and

**WHEREAS**, the City believes that the implementation of the River District Redevelopment Plan will promote urban redevelopment in the City, is in the vital and best interests of the City and the health, safety, and welfare of its residents, and is in accordance with the public purposes and provisions of applicable federal, state and local laws and requirements;

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF WEST CARROLLTON, STATE OF OHIO:**

**Section 1.** That the Recitals to this resolution are incorporated herein by reference.

**Section 2.** This Council confirms the findings in, and approves and adopts the River District Redevelopment Plan as the City's urban redevelopment plan for the Project Site.

**Section 3.** That it is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this resolution were taken in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in

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such formal action were taken in meetings open to the public, in compliance with all legal requirements, including Ohio Revised Code Section 121.22.

**Section 4.** This resolution shall take effect and be in force from and after the earliest period allowed by law.

Passed: November 12, 2024

  
\_\_\_\_\_  
Mayor

Attest:   
\_\_\_\_\_  
Clerk of Council

Effective Date: November 12, 2024

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Passed: November 13, 2024

### EXHIBIT A

#### DEPICTION AND DESCRIPTION OF THE PROPERTY

[To be attached]

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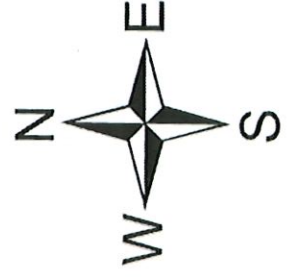
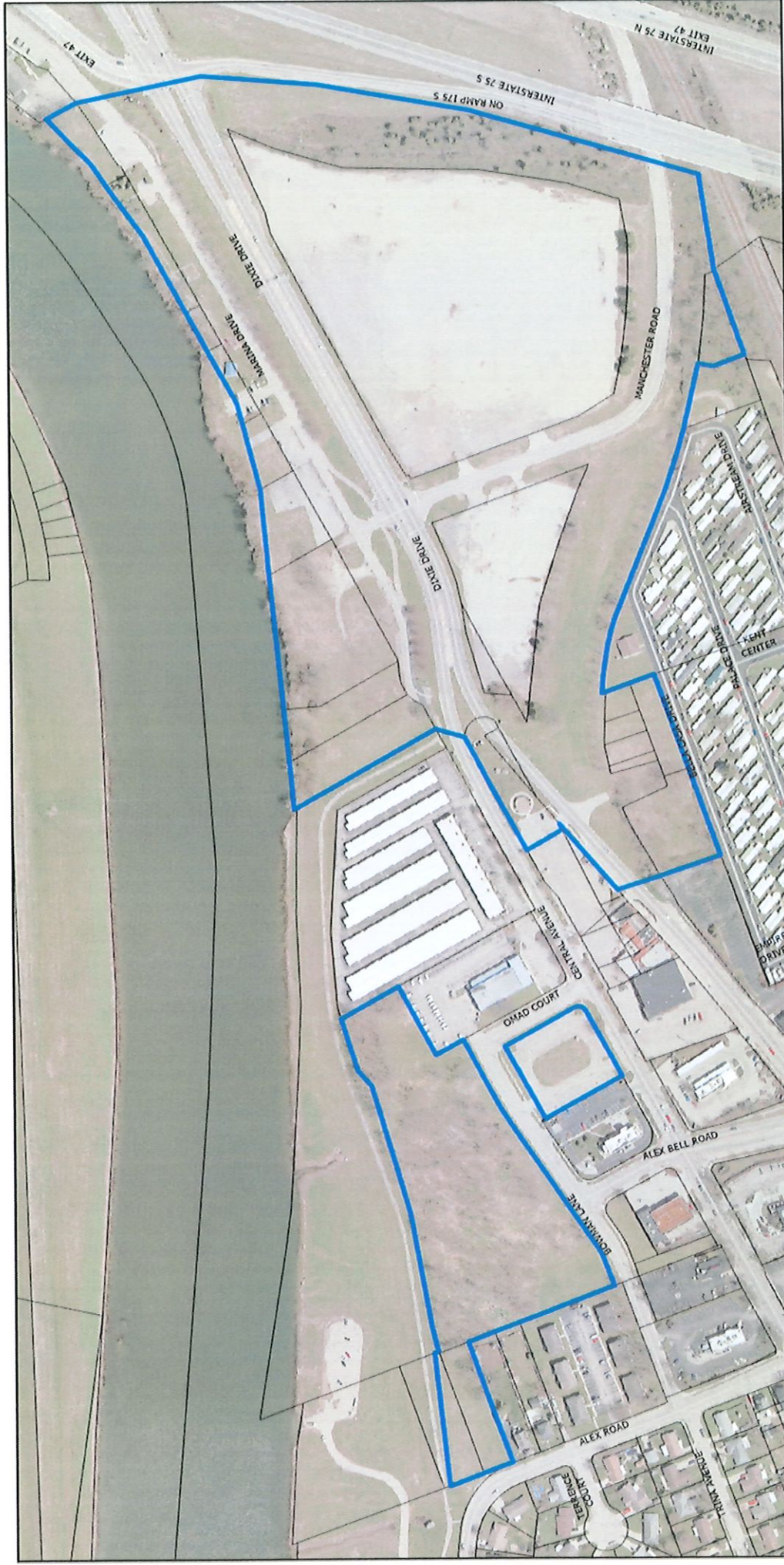
### EXHIBIT B

#### RIVER DISTRICT URBAN REDEVELOPMENT PLAN

[See attached]



# URBAN REDEVELOPMENT PLAN



**WEST CARROLLTON**

ESTD 1830



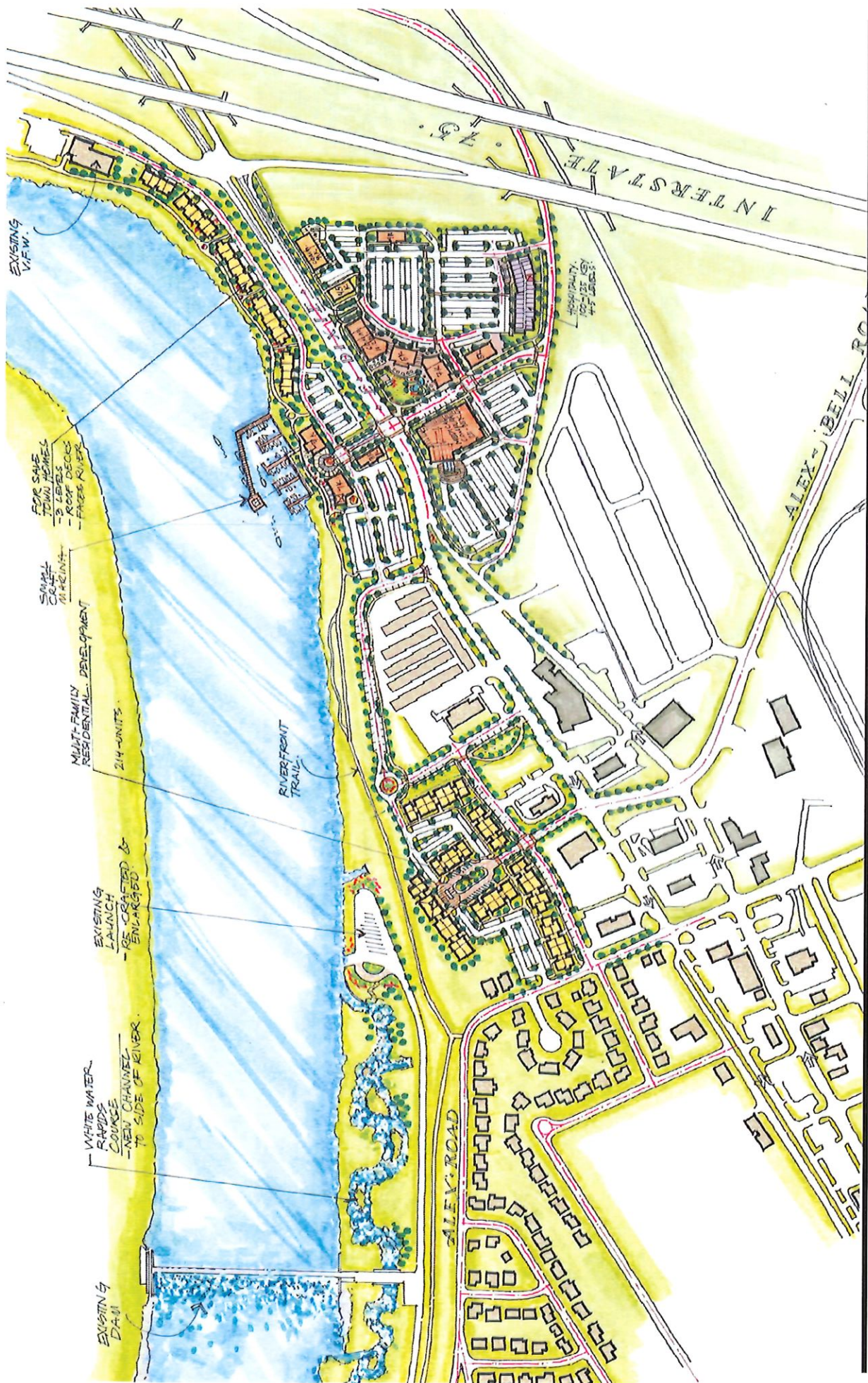
**REVISED  
MARCH 27, 2023**

# MASTER DEVELOPMENT PLAN REQUIREMENTS

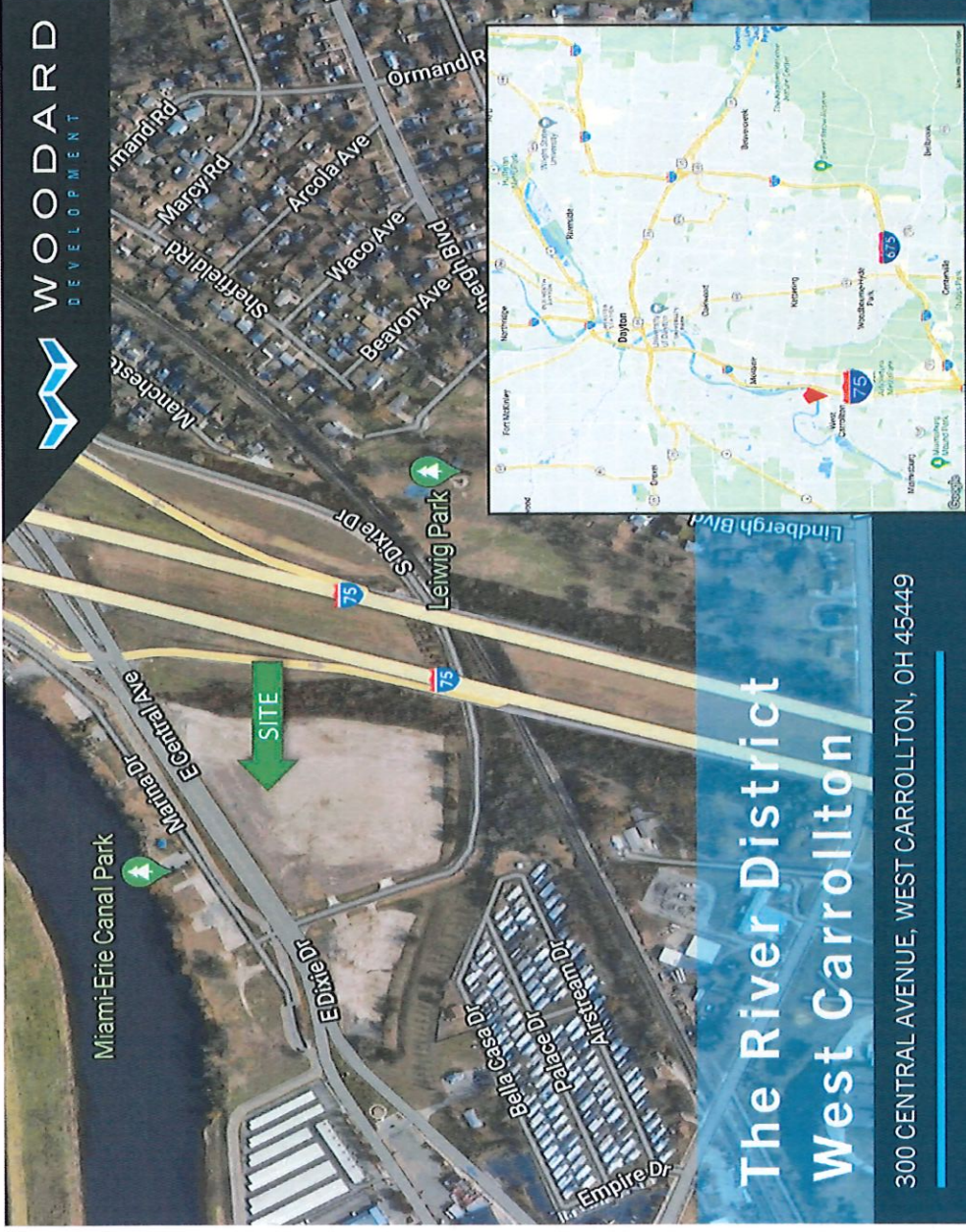
WEST CARROLLTON, OHIO











**WOODARD DEVELOPMENT**

**The River District  
West Carrollton**

300 CENTRAL AVENUE, WEST CARROLLTON, OH 45449

### Demographics

Year 2020	5 Mile	7 Mile	10 Mile
Estimated Population	136,934	284,146	474,378
Median Income	\$60,981	\$53,996	\$54,317
Average HH Income	\$84,584	\$74,395	\$75,602
Households	56,741	120,431	199,807



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### PROPERTY HIGHLIGHTS

- Newly available highway infill site
- First available highway interchange south of Dayton's urban core.
- The Great Miami River proximity provides a platform for destination entertainment uses
- 25-acre redevelopment site near Marina Drive with direct access points to the Great Miami River
- Over 2,000' of frontage on riverfront and over 1,000' of frontage on Central Avenue with direct access to I-75
- Daily commuter traffic on both I-75 with 122,748 AADT and Dixie Highway with 23,629 AADT
- Convenient access to Downtown Dayton, University of Dayton, Premier Health Main Campus, Sinclair Community College and Kettering Medical Center



# MARKETING & SALES





# MARKETING & SALES









# 4

## PUBLIC IMPROVEMENT BUDGET

**COST:** **\$3,600,000**

**CONTINGENCY: (20%+)** **\$700,000**

**CONSTRUCTION  
MANAGEMENT: (5%)** **\$200,000**

**TOTAL:** **\$4,500,000**



# **PROPOSED & PERMITTED USES**



# DESIGN STANDARDS



# 7

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## PUBLIC FINANCE PLAN



# 8

## SCHEDULE & MILESTONES

### 1. Design & Scope

Council Review & Approval  
Final Scope, Drawings, Pricing

March 2023  
April 2023 - August 2023

### 2. Public Infrastructure Financing Council Review & Approval NCA Formation TIF Bond Issuance

March 2023  
April 2023 - July 2023  
April 2024 - September 2023

### 3. Construction of Public Improvements

Phase I - (South of Dixie)  
Phase II - (North of Dixie)

September 2023 - March 2024  
March 2024 - Sept. 2024

### 4. Marketing

Marketing Materials  
ICSC Spring 2022 & 2023  
On-Going Leasing & Sales

On-Going  
March 2023 - May 2023  
March 2023 - March 2031